

1. HDC Meeting Packet June 11, 2019

Documents:

[HDC JUNE 11, 2019 AGENDA.PDF](#)

[HDC JUNE 11, 2019 FULL PACKET.PDF](#)

[PUBLIC NOTICE- HISTORIC DISTRICT COMMISSION MEETING LOCATION
CHANGE.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, June 11, 2019 - 7:00 p.m.
Ypsilanti Historical Society, 220 N Huron St.
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Mike Davis, Jr., Chair	P	A
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 401 E Forest Demolition by neglect timeline for repair

B. NEW BUSINESS

1. 101 N Hamilton	Gutter installation
2. 214 N Huron	Chimney reconstruction
3. 224-226 W Michigan	Window replacement/trim and masonry repair
4. 315 S Washington	Paint
5. 208 E Cross	Driveway/retaining wall
6. 208 E Cross	Siding replacement
7. 100 S Washington	Paint
8. 6 S Washington	Sign
9. 314 E Cross	Deck installation
10. 418 N Hamilton	Garage demolition or repair/Fence repair
11. 516 N River	Fence replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. 14 S Washington	Structural repair
2. 311 W Cross	Roof replacement
3. 114 S Huron	Rear roof replacement

E. OTHER BUSINESS

1. Property monitoring
1. 116-118 W Michigan

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of May 28, 2019

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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HDC Demolition by Neglect Staff Report

Property Address: 401 E Forest

Property History

The National Register of Historic Places (NRHP) listing identified the house as the Joseph Peck. House. The NRHP nomination notes the construction date as ca.1838, however City assessing records, dates the house to 1836. The Peck family were among the earliest settlers in Ypsilanti, arriving sometime between 1823 and 1824. At one time, the Pecks owned much of the land north of East Forest between North River and North Prospect. The extant house was erected to replace the original log cabin. Members of the Peck family remained in the house until the 1950s.

Property Significance

The property is contributing to the district under Criterion A, for significance in exploration and settlement. The house is modest architecturally, but could be significant under Criterion C if restored. The original siding is likely intact underneath the layers of aluminum and asbestos.

Demolition by Neglect Timeline

- 2/29/2016 House condemned, no gas/electric, unsanitary and structural deficiencies.
- 2/24/2017 House boarded by contractor with Police Department on site. House was open most of the winter.
- 4/4/2017 Property maintenance citation notice sent for loose siding, damaged porch roof, decking and supports, detached chimney, and missing or broken windows.
- 4/21-24/2017 Commitments received from family members of owner to repair the house.
- 4/25/2017 No changes to exterior, Building Department citation issued.
- 4/27/2017 Citation mailed.
- 5/23/2017 Second citation granted.
- 7/17/2017 First Notice to Appear at HDC meeting to discuss Demolition by Neglect (DBN) sent.
- 8/8/2017 HDC Tabled proposed reroof work.
- 8/22/2018 HDC Tabled request for work.
- 8/25/2017 Second Notice to Appear at HDC meeting sent.
- 9/12/2017 HDC voted to table determination of DBN.
- 9/12/2017 HDC voted to approve replacement and repair of porch roof.

- 11/14/2017 HDC authorized Administrative approval of porch ceiling repairs with condition that the existing beadboard be retained in place and covered by new panels, however the panels were removed and the application was forwarded to the HDC.
- 1/9/2018 HDC issued a Notice to Proceed on amended application to include the replacement of the porch ceiling with plywood beadboard panels to be painted white.
- 10/25/2018 Notice to Appear at HDC meeting sent.
- 11/13/2018 HDC determined the structure is in danger of DBN
- 4/26/2019 Notice to appear at HDC meeting for 5/14/2019 sent.
- 5/14/2019 Applicant did not attend meeting. HDC tabled discussion of timeline for repair.
- 5/20/2019 Final notice to appear at 6/11/2019 sent via certified mail.
- 5/22/2019 Property representative received letter for owner.

Next Steps

The owner appear before the HDC with the property as an agenda item to discuss timeline of maintenance.

Items to be Addressed by Owner's Proposed Timeline

These items were identified by the Building Department during the Demolition by Neglect process as deterrents to the building's safety and structural integrity.

- Damaged or missing siding.
- Damaged windows and doors.
- Deterioration of porch, including porch decking, ceiling, and supports.
- Detached chimney stack.

Recommended Motions:

Move to accept the property owner's proposed timeline for repairs of the house at 401 E Forest as presented at the Historic District Commission Meeting on May 14, 2019. *[List repair items followed by date agreed upon]*.

Move to table discussion of a timeline for repairs of the house at 401 E Forest so that the owner may provide the Historic District Commission additional information.

Move to allow staff to explore options for legal action to have the property repaired as the owner has failed to appear/or provide a sufficient plan for repair.















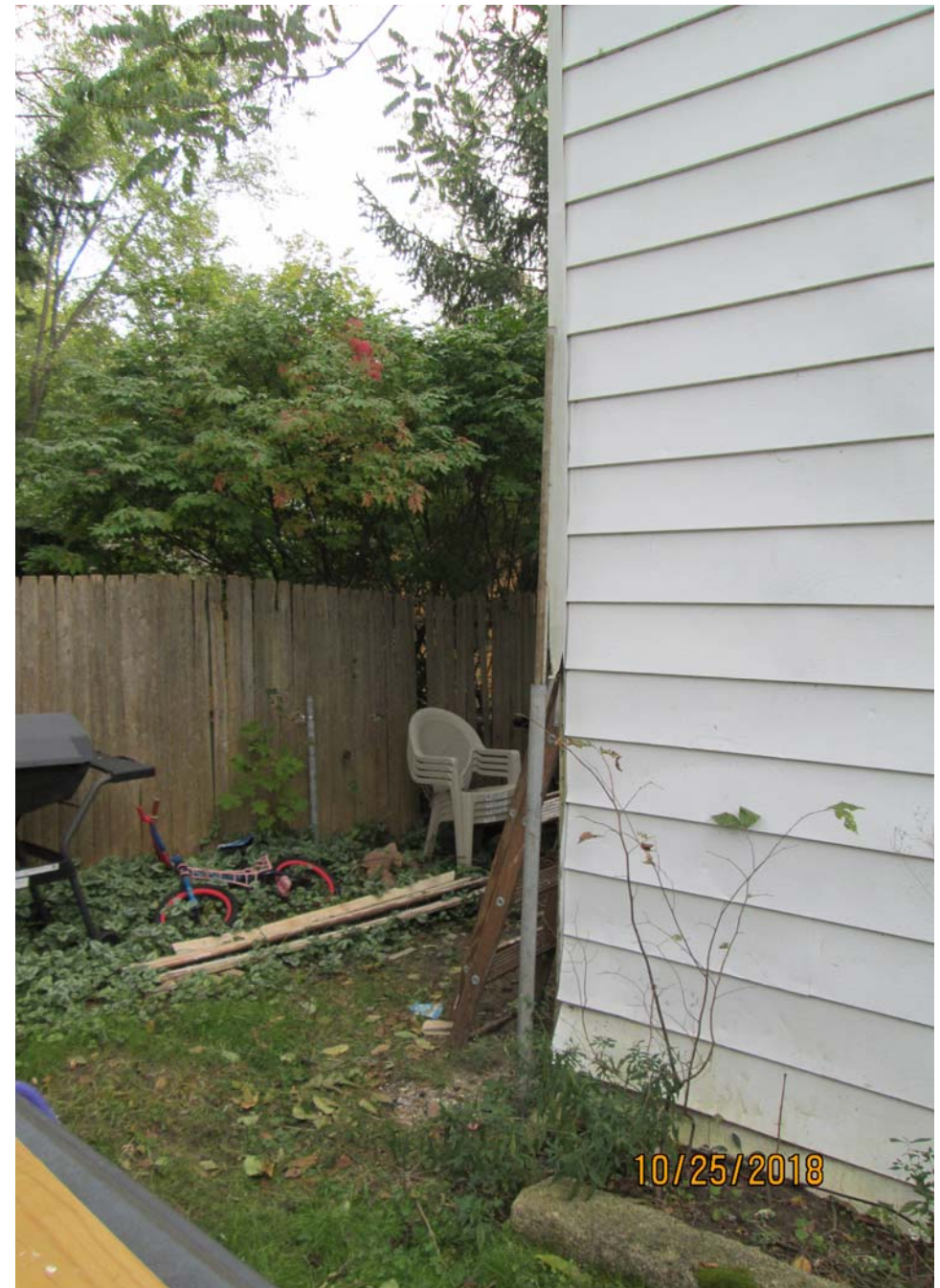
















Facing northeast to facade and west elevation.



Facade gable detail.



Facade porch detail.



Facing north to facade.



Facing southeast to north and west elevations.



Facing southeast to west elevation.



Porch detail.



Dormer detail.



Porch detail.



Porch detail.

401 E Forest, ca. 1960. Photo courtesy of Ypsilanti Historical Society.





HDC Work Permit Staff Review

Property address: 101 N Hamilton

Property History: The property includes a mid-nineteenth century house that has been divided into apartments. The building appears to have an earlier Greek Revival section on the rear of the building, while the front of the building is a central cross-gable form with a subtle raking cornice and slanted fascia that nods to the Gothic Revival style. The building is contributing to the historic district.

Date of Application: May 23, 2019

Date of Review: June 4, 2019

Date of Meeting: June 11, 2019

Proposed work: Installation of gutters.

Materials: Seamless K-style gutters and downspouts.

Staff review:

1. The applicant proposes installation of white seamless gutters and down spouts on the second story of the house.
 - a. Installation to include screws, hangers, and wedges.
 - b. Some gutters to be installed with "leaf relief," a non-visible screen that protects the gutter troughs from debris.
 - c. Staff spoke to a Mr. Roof representative who ensured that the gutters will be fastened via straps to the roof shingles, therefore not attaching to the distinctive fascia boards.
2. The building does not currently have gutters, however photos on-file reveal that white K-style gutters were on the house in 2014.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 101 N Hamilton as submitted in the application dated May 23, 2019

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

for installation of seamless K-style gutters and downspouts in white. Gutters shall be mounted using hanger straps so as to not disturb the distinctive fascia boards. Gutters may also have leaf relief screens as specified in the application.

Relevant Secretary of the Interior's Standards:

#5 #9, #10

Prepared by:

Scott E. Slagor, Preservation Planner



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

5/23/19

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

101 N Hamilton St

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Jim Barski

Address

101 N Hamilton St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Mr. Roof Ann Arbor, LLC - Scott Roberson or Caitlin Leipold - 1-800-949-0009

Type of work☐ Roofing☐ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☐ Painting☒ Other☐ Application Amendment

Complete Description of Proposed Work:

Installing white seamless gutters & downspouts, using screws and not nuts
Includes hangers/wedges needed to install gutters
Includes leaf relief -- to never have to clean gutters out again
This is only for the 2nd Story - HOUSE ONLY

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:
3,490.00

Permit fee:
\$35 + 0 = 35

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

5/8/19

Print Name:

Scott Roberson

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



Product Sample.

This shows the gutters we will be installing on the home located 101. N Hamilton.

2400-91-2014



Circled in blue gets leaf relief

MR-ROOF
MR-ROOF

PHDC-19-0046



PHDC-19-00546



PHDC-19-0046



PHSC-19-0046



PHDC-19-0046





PHDC-19-0046

PADC-19-0046





PHDC-19-0046
Date 5-2-19

Name Jim Barzki
Street 101 N. Hamilton Street City Ypsilanti
Zip 48197 Twp. _____ Email _____

Telephone # _____ Alt. Telephone # () _____

Inspector Name David Davis Inspector Phone # _____

Toll Free 1-800-4-MR-ROOF or 1-800-949-0009

CONTRACT SPECIFICATIONS FOR MATERIAL AND LABOR

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

White Gutters + Downspouts Seamless w/ screws not nails
Includes Hangers / Ledges needed to install gutters
Includes Leaf Relief + Never clean gutter again
Service 2nd story only (Higher point of House)
(Main house)
House only See pictures

Life time warranty all parts, labor + material

pending approval of Historical District

55ft Leaf Relief
183ft Gutter (5" gutter)
243ft Downspouts, Elbows Ends, Corners Ext
32nd story DS 61st story Downspouts 27 Ends 33 Elbows 8 extensions
2 corners

1/2 Down check

		<u>Tax, fees, permits included</u>
	\$ <u>3990</u>	<u>Wood at additional charge and will be added to sub total</u>
<u>Initial visit</u>	\$ <u>500</u>	<u>Incl labor from customer</u>
	\$ <u>3490</u>	<u>Discount 30 Day Discount, sign</u>
		<u>Discount</u>
DEPOSIT	\$ <u>(1745)</u>	
SUBTOTAL	\$ <u>1745</u>	

All coupons and discounts available are included in the sum above.

Additional Work Will Only Be Performed If In Writing.

Notice of Right to Cancel - You the buyer may cancel this transaction at anytime prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X James M Barzki Owners X _____ Date: 5-2-19
Inspector David Davis
Circle Method of Final Payment
FINAL PAYMENT DUE UPON COMPLETION
Finance Cash/Check Other _____

Price Given Is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.

Staff photo 101 N
Hamilton, June 4, 2019





File photo showing K-style gutters

11/06/2014



HDC Work Permit Staff Review

Property address: 214 N Huron

Property History: The property includes a ca. 1855 Italianate-style house that is contributing to the historic district.

Date of Application: May 31, 2019

Date of Review: June 4, 2019

Date of Meeting: June 11, 2019

Proposed work: Reconstruction of chimney.

Materials: New bricks and type N mortar.

Staff review:

1. The applicant proposes reconstruction of a chimney on the south elevation of the house, citing deterioration beyond repair.
2. Chimney will be removed to roofline and new lead sheet counter flashing will be installed.
3. The chimney shall be rebuilt to the original height and profile using bricks that match the original size and color; and type N mortar.
4. A new concrete chimney cap will be poured.
5. The existing flue blocks and caps will be reinstalled, replacing flue blocks if needed.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 214 N Huron as submitted in the application dated May 31, 2019 for the reconstruction of the brick chimney above the roofline on the south elevation. The reconstructed chimney shall match the size and profile of the original, as specified in the application.

Relevant Secretary of the Interior's Standards:

#6 –Replacements shall match original.

Prepared by:

Scott E. Slagor, Preservation Planner

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3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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OFFICE USE ONLY

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5/31/19

Meeting Date:

Action Item/Study Item

To complete this application:

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2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
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Property

Address

214 North Huron Street

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Cheryl C Farmer

Address

214 North Huron Street

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Michael Condon

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Construct scaffolding as needed. Demolish existing chimney to roofline. Install new lead sheet counterflashing as needed to cover existing shingle flashing. Rebuild chimney to original height and profile using new bricks that match original bricks in size and coloration and new type N mortar. Form and pour a new concrete chimney cap. Re-install existing flue block, replacing cracked flue blocks within the repair area if needed. Reinstall existing flue caps. Disassemble scaffold, clean work area and remove all debris.

Materials (for paint include color chips or samples with application):

new bricks that match original bricks in size and coloration and new type N mortar.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$3,700

Permit fee:

 $\$35 + \$40 = \$75$ **Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

May 31, 2019

Print Name:

Cheryl C Farmer

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All other necessary approvals and permits must be acquired before beginning work.

Applicant photos: 214 N Huron, facing north to chimney on south elevation





Staff photo, 214 N Huron, facing northeast to facade and south elevation. Chimney at center of photo.



HDC Work Permit Staff Review

Property address: 224-226 W Michigan

Property History: The property includes the former Wuerth Theater, a "Late Victorian" commercial building erected ca. 1894. The building is contributing to the historic district.

Date of Application: June 3, 2019

Date of Review: June 5, 2019

Date of Meeting: June 11, 2019

Proposed work: Façade window replacement, trim repainting, and masonry repair.

Materials: Sash replacement kits with aluminum cladding, paint, caulk, wood epoxy, type N mortar, stone patching mortar.

Staff review:

1. The applicant proposes replacement of 14 wood one-over-one double-hung windows on the second and third stories of the facade.
2. The current windows are replacements that date to ca. 1989.
3. The applicant proposes replacement with aluminum-clad sash kits to match the original openings. No brand has been specified.
4. The new windows will be painted to match the existing wood trim.
5. All exterior woodwork will be hand-scraped, repaired as needed, and painted to match current colors.
6. Cracked/open masonry joints will be tuck pointed with type N mortar.
7. Exterior stone elements will be patched and repaired as needed.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 224-226 W Michigan as submitted in the application dated June 3,

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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10. New work shall be removable.

2019 for the replacement of fourteen double-hung windows on the façade with one-over-one aluminum-clad sash kits. The new windows shall match the size and glass area of the former windows and will be painted to match the existing trim. Approval also includes the ordinary maintenance work of the exterior trim and masonry as presented in the application.

Relevant Secretary of the Interior's Standards:

#6, #7

Prepared by:

Scott E. Slagor, Preservation Planner



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 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

224-226 West Michigan Ave.

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Ypsilanti Restoration L.L.C.

Address

[Redacted]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

[Redacted]

[Redacted]

Contractor

Contractor Name & Contact Info

Same as applicant

Type of work

☐ Roofing

☒ Window/Door Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Remove 14 existing all wood sash replacement kits from south elevation. Install 14 new aluminum clad sash replacement kits to original openings, closest matching color to exterior woodwork. Scrape and apply primer and 2 coats of paint to all exterior woodwork above first floor signboard, repairing existing woodwork with epoxy or replacing with like components as needed. Tuckpoint cracked and open masonry joints as needed to entire south elevation above storefront. Patch and repair stone architectural elements as needed.

Materials (for paint include color chips or samples with application):

14 sash replacement kit with cream colored aluminum cladding, paint to match original color, caulk, wood epoxy, type N mortar, stone patching mortar.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

40000

Permit fee:

 $\$35 + 65 = 100$ **Signature**

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

6/2/2019

Print Name:

Michael F Condon

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

PHOC-19-0049

 **STAR STUDIO**  by Angel

PHDC-19-0049



LIBERTY INCOME TAX

STAR STUDIO by Angel

Salon 224

OPEN

LIBERTY TAX SERVICE

226

HAIR BRAID



OPEN

OPEN

224



HAIR FACIAL WAXING



HDC Work Permit Staff Review

Property address: 315 S Washington

Property History: The property includes a modest late-nineteenth century Shingle Style residence. It was listed as non-contributing in the National Register listing, citing modern cladding, however the exterior has since been restored, and may be considered contributing.

Date of Application: June 3, 2019

Date of Review: June 5, 2019

Date of Meeting: June 11, 2019

Proposed work: Repaint the exterior.

Materials: Sherwin-Williams primer and paint and Color Place paint.

Staff review:

1. The applicant proposes to hand-scape the exterior of the building, prime, and paint it.
2. Wood members will be repaired and replaced as needed.
3. The color palette will include Sherwin-Williams "Wood Thrush Gold" on the first story clapboard portion of the house; Color Place "Prairie Grass Gold" on the shingled second story, and Sherwin-Williams "Roycroft Vellum" on the trim.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 315 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior with "Wood Thrush Gold" on the first story, "Prairie Grass Gold" on the second story, and "Roycroft Vellum" on the trim. The exterior is to be hand-scraped and primed prior to painting and damaged wood members shall be replaced in-kind as necessary.

Relevant Secretary of the Interior's Standards:

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

#7, #9, #10

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

315 S. Washington Ypsilanti, MI 49198

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Falicia Peterson

Address

City

Chesterfield

State

MI

Zip

48051

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Antonio Howard (313) 971-8230

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Complete house and carriage house to be hand scraped, primed and painted. All boards needing repair will be repaired or replaced. The house will be painted 3 colors, Sherman William Wood Thrush Gold on the lower half of the house, Color Place Prairie Grass Gold on the top half, and Sherman William Roycroft Vellum on the trim boards going through the center of the house and around the windows and door frames.

Materials (for paint include color chips or samples with application):

Attached paint samples labeled.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1200

Permit fee:

\$35 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature

Date:

May 30, 2019

Print Name

Falicia Peterson

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

SW 2833
Roycroft Vellum

Wood Thrush Gold
10YY 45/419

O60

Trim

Lower Half

Prairie Grass Gold 35YY 61/431

upper half





HDC Work Permit Staff Review

Property address: 100 S Washington

Property History: This property includes the Dr. Thomas M. Towne House, which is contributing to the historic district. The original two-story side-gable section of the house was erected in 1840, while the rear ell extending along Ferris Street was constructed in the early twentieth century.

Date of Application: June 3, 2019

Date of Review: June 6, 2019

Date of Meeting: June 11, 2019

Proposed work: Repaint the exterior.

Materials: Alkali resistant primer and Sherwin-Williams Emerald exterior paint.

Staff review:

1. The applicant proposes to hand-scape the exterior walls of the building, prime, and paint it.
 - a. Only the brick walls, which are currently painted, will be repainted. Fenestration units/trim is not to be repainted.
2. The building will be hand-scraped and primed with alkali resistant primer.
3. The exterior brick will be painted by Sherwin-Williams Emerald paint, in "Folksy Gold."

Recommended Motions:

Move to issue a certificate of appropriateness for work at 100 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior walls with "Folksy Gold." The walls are to be hand-scraped and primed prior to painting.

Relevant Secretary of the Interior's Standards:
#7, #10

Prepared by:

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

Scott E. Slagor, Preservation Planner



RECEIVED

JUN 04 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R. 25517 #3192
PHDC-19-0053

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

100 S. WASHINGTON, ETC.

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

C. HEDGER BREED

Address

City

ANN ARBOR

State

MI

Zip

48107

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

C. HEDGER BREED

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)

- ☒ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

PAINTE THE BRICK BUT NOT WINDOW OR DOOR OPENINGS.
HAND SCRAPE & PRIME WITH ALKALI RESISTANT PRIMER.
FINISH WITH SHERWIN-WILLYS - EMERALD IN FOLKSY GOLD
(SW 6360). THERE IS A LARGE TEST SAMPLE OF THIS COLOR
ON THE SOUTH WEST CORNER OF THIS BUILDING.

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of

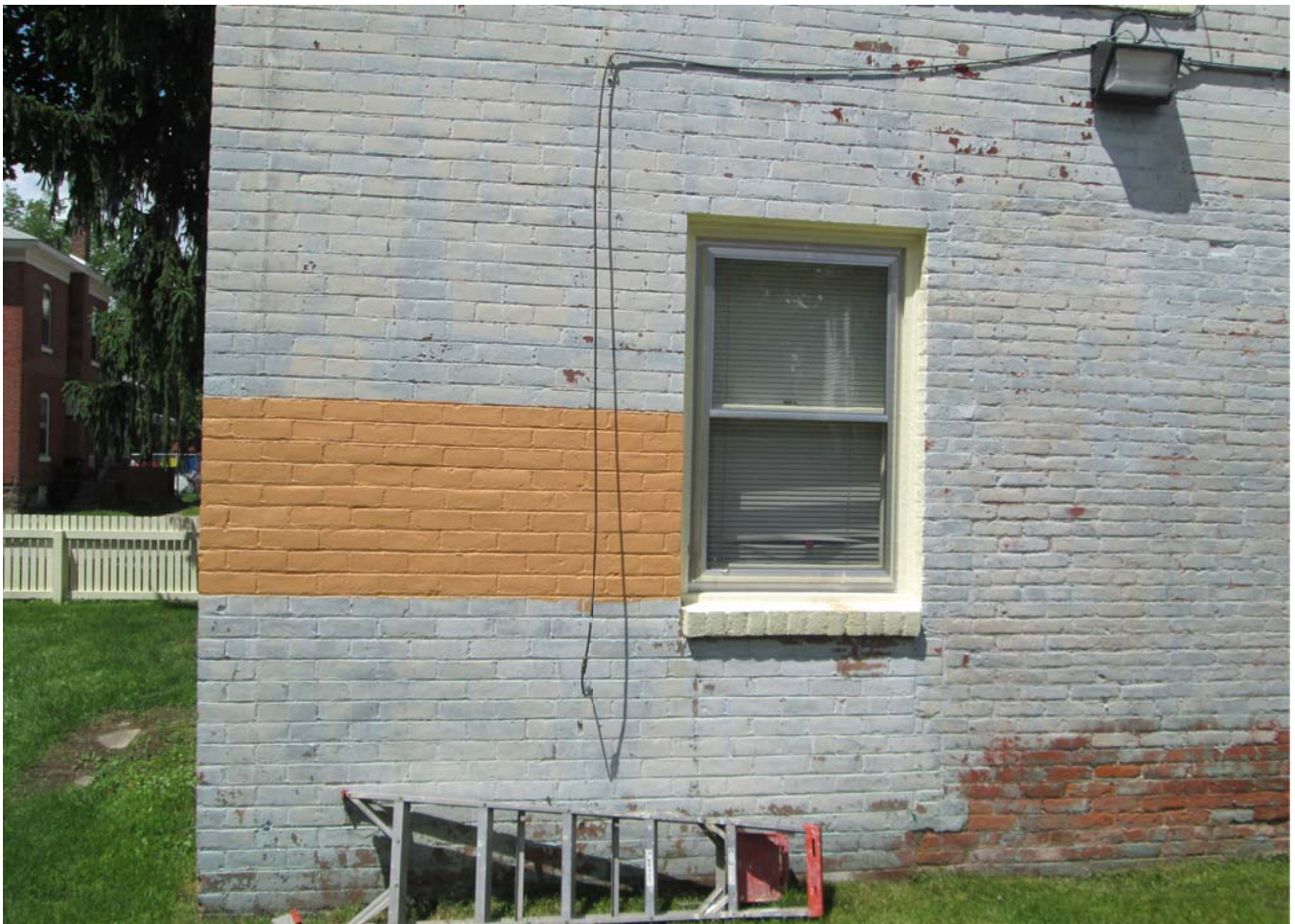
Date:

4 JUN 2019

C. FREDER BREED

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



100 S Washington, showing patch of proposed "Folksy Gold."



Facing southwest to facade and north elevation.



Facing west-northwest to facade and south elevation.



Facing northeast to west and south elevations.



HDC Work Permit Staff Review

Property address: 6 S Washington

Property History: The property includes an early twentieth century commercial building that served as a restaurant/bar from the mid-twentieth century to the present. From 1945 to 1951 it served as George's Grill, owned by George P. Ballios. In 1951, Ballios commissioned local architect, R. S. Gerganoff to redesign the bar's storefront; resulting in a modern streamlined appearance with enameled panels, a curved entry wall with textured glass blocks, and a distinctive shallow awning that projected eight inches from the façade across the first story.¹ The building has remained a bar since that time, changing owners and names periodically. The current owners remodeled the building ca. 2016-2018, removing the distinctive awning and replacing it with a synthetic paneled signboard.

Date of Application: June 4, 2019

Date of Review: June 7, 2019

Date of Meeting: June 11, 2019

Proposed work: Sign installation.

Materials: Aluminum composite signboard, PVC lettering, and vinyl window lettering.

Staff review:

1. The applicant proposes installing a 39"x15" aluminum composite sign over the main entrance on the facade.
 - a. The sign will be 1/8" thick framed in a 1.5" thick boarder. Letters will be made of 3/8" thick PVC and taped to the signboard
 - b. Additionally, gold vinyl lettering will be affixed to the door window, showing the hours of operation.
2. The sign will be placed within the synthetic paneled signboard, which was installed without HDC approval.
 - a. On June 26, 2018, the HDC found the new signboard to be incompatible with the streamline

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

enameled façade, citing Secretary of the Interior Standards #5, #6, #9, and #10.

3. The proposed new sign appears to meet the HDC sign guidelines, however it will draw additional attention to an incompatible and unapproved portion of the building.

Recommended Motions:

Move to deny the application for signage at 6 S Washington as it intensifies the incompatible work done to the storefront, specifically the unapproved installation of a paneled signboard.

Relevant Secretary of the Interior's Standards:

#9,

Move to table the application for new signage at 6 S Washington so that the applicant may amend the application to include mitigation measures or restoration of the distinctive awning and enameled panels that were removed from the storefront.

Move to approve and issue a certificate of appropriateness for the work at 6 S Washington as presented in the application dated June 4, 2019, to include installation of an aluminum composite sign above the façade entrance; and vinyl lettering on the front door window. The new sign is to match the materials and dimensions specified in the application.

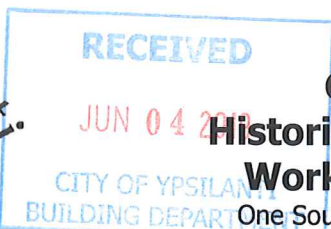
Relevant Secretary of the Interior's Standards:

#9, 10

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Derek Spinei, "Plenty of Elbow Room," Ypsilanti Gleanings (Ypsilanti, Michigan: Fall 2010), 21-23.



R. 25520
#188
PHDC-19-0057

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

6 S. Washington St. Ypsilanti, MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Andrew and Marcela Epstein - Owners of Dolores

Address

[Redacted]

City

Ann Arbor

State

Mi

Zip

49103

Phone / Fax

E-Mail

[Redacted]

[Redacted]

Contractor

Contractor Name & Contact Info

R. Gari Sign & Display, Inc. 10098 Imus Rd. Pinckney, MI 48169 Ron Gari 517-861-0329

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Installation of company sign on west facade of 6 S. Washington ST. Ypsilanti above entrance door.
See attached mockup.

Vinyl lettering listing hours of operation on building tile left of door.
See attached mockup.

Vinyl icon on circle window - front door.
See attached mockup.

Materials (for paint include color chips or samples with application):

Sign consists of 1/8" thick aluminum composite signboard with 1.5" thick returned edge on perimeter. Letters made of 3/8" thick white pvc and taped to signboard.

Hours of Operation lettering and door window icon made of 23k gold vinyl.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$785.00

Permit fee:

\$35 + 0 = \$35.00

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

6/4/19

Print Name:

Andrew C. Epstein

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

PHDC 19.0057



$\frac{3}{4}$ "
WOOD FACIA BOARD

$1\frac{1}{2} \times 1\frac{1}{2}$ ALUM. ANGLE

10 STAINLESS
6) PLACES
SCREENED TOP & BOT
TO ALUM. ANGLE

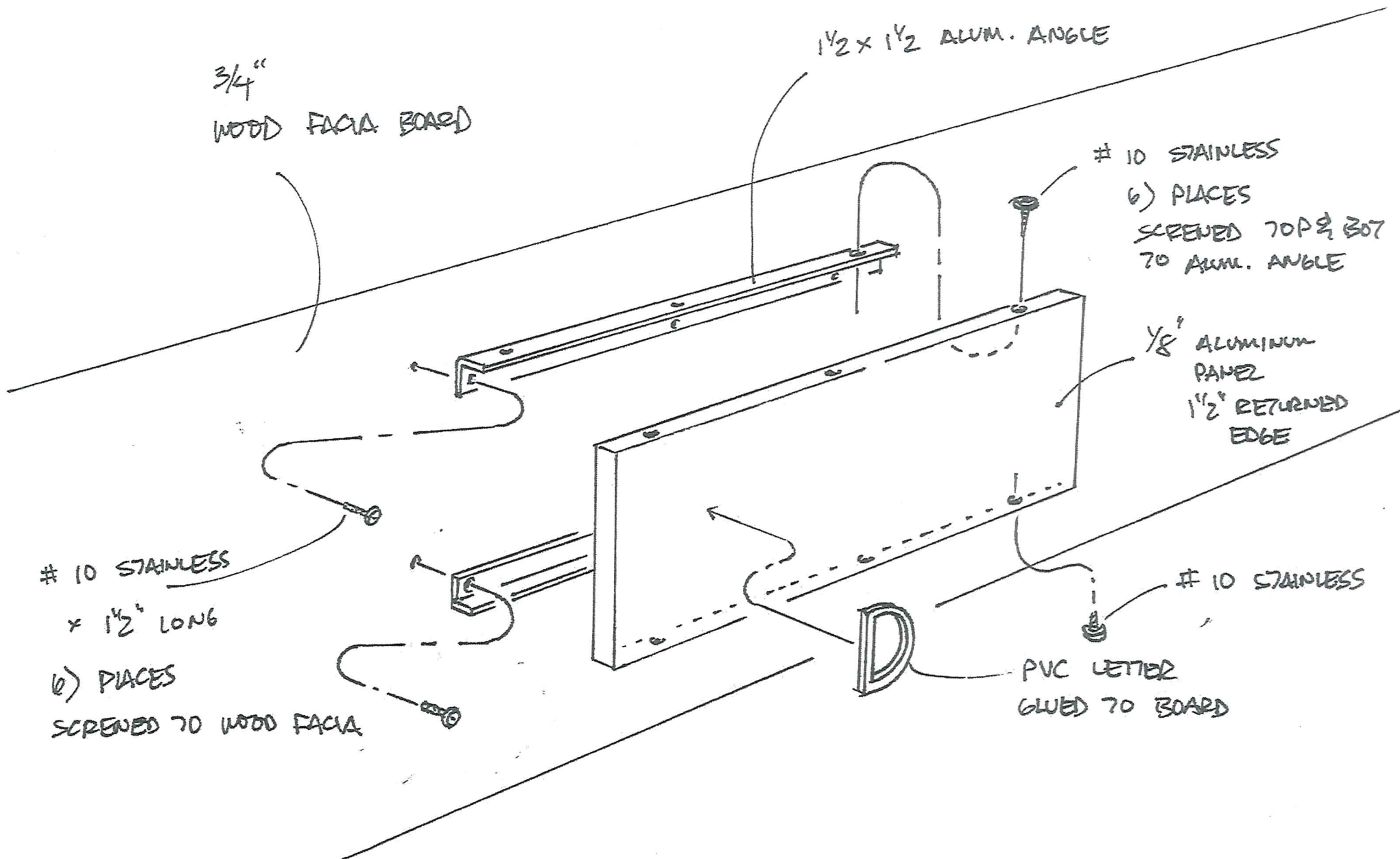
$\frac{1}{8}$ " ALUMINUM
PANEL
 $1\frac{1}{2}$ " RETURNED
EDGE

10 STAINLESS
 $\times 1\frac{1}{2}$ " LONG

6) PLACES
SCREENED TO WOOD FACIA

10 STAINLESS

PVC LETTER
GLUED TO BOARD





Facing southwest to 6 S Washington, 6/5/2019



Facing west to 6 S Washington, 11/20/2014

11/20/2014



City of Ypsilanti

Community and Economic Development

July 2, 2018

ANDREW EPSTEIN & MARCELA RUBIO
4631 MIDWAY DR
ANN ARBOR, MI 48103

RE: HDC Work Permit Application for 6 S WASHINGTON

Dear ANDREW EPSTEIN & MARCELA RUBIO,

On Tuesday, June 26, 2018 the Historic District Commission (HDC) reviewed your request to amend your previously approved work permit application from September 13, 2016 for 6 S WASHINGTON.

The work approved on September 13, 2016 was for the replacement of five windows on the main façade with aluminum Versa Therm framed replacement windows in mill finish and the reinstallation of existing metal trim in the 8" projection from the building as outlined in the drawing submitted on 9/13/2016 including the faceted return ends at both corner doors on the building. The HDC findings were that this work conformed to the Secretary of the Interior Standards #2 - Do not destroy original character. Do not remove or alter historic material or features, and #5 - Preserve distinctive features.

The replacement of the five windows was completed satisfactorily.

Your application to amend this approval with work already completed on the top portion of the northern storefront was **denied** on June 26, 2018.

The HDC found that the flat signboard with framing that was installed was inappropriate and incompatible with the existing lower half of the storefront and this work does not preserve significant changes that were acquired over time. That this work did not meet the Secretary of the Interior Standards; #5 - Preserve distinctive features, #6 - Repair, don't replace. Replacements shall match original, #9 - Contemporary designs shall be compatible and shall not destroy significant original material, and #10 - New work shall be removable.

You may proceed with the initially approved work or you may file a new application for consideration if new information is obtained regarding the application, or if the scope of work changes.

You have the right to appeal this decision to the State Historic Preservation Review Board and to the Circuit Court. If you would like to appeal this decision, you may file a written claim of appeal with the State Historic Preservation Review Board. By law, **appeals must be filed within 60 calendar days after the applicant has received written notice of a denial or other adverse action of the commission.** Pre-filing inquiries may be directed to the MSHDA

Legal Affairs at 517-335-2273. More information on the process can be found at <http://www.michigan.gov/SHPO>.

Please contact me at 734-483-9646 or ckochanek@cityofpysilanti.com with any questions.

Sincerely,



Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department

Encl: HDC approval letter dated September 15, 2016-copy



City of Ypsilanti
Community and Economic Development

September 15, 2016

COPY

ANDREW EPSTEIN
4631 MIDWAY DR
ANN ARBOR, MI 48103

RE: HDC Work Permit Application for 6 S WASHINGTON

Dear BIRDSCOLORS LLC,

On September 13, 2016 the Historic District Commission (HDC) reviewed your request for work at 6 S WASHINGTON. Your application was **approved** to include:

The replacement of five windows on the main façade with aluminum Versa Therm framed replacement windows in mill finish. Work to also include the reinstallation of existing metal trim in the 8" projection from the building as outlined in the drawing submitted on 9/13/2016. To include faceted return ends at both corner doors on the building.

In the commission's decision, the following Secretary of the Interior Standards were cited:

- #2 - Do not destroy original character. Do not remove or alter historic material or features.
- #5 - Preserve distinctive features.

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me at 734-483-9646 or hintern@cityofypsilanti.com with any questions.

Sincerely,


Yasmin Ruiz
Historic District Assistant
Community & Economic Development Department

CC: File
Building Department

Plenty of Elbow Room

By Derek Spinei

Mid-Century modern architecture is an often overlooked and easily dismissed era of design situated sits in the doldrums of “recent past” architecture - that time in which places are somewhere between “new” and “historic.”

Six South Washington Street is an example of just such a place. However, relating the circumstances of its inception proves to be a bit convoluted. According to the City of Ypsilanti 1951 Tax Assessment, 1951 was the year in which architect Ralph Stoyan Gerganoff's design for George P. Ballios'

“...the Elbow Room gained notoriety in 2008 when it was reported that several Hollywood actors working on local filming locations had been spending time at the bar.”

bar room was built at this address. Prior to that date, George's Grill is listed in the City Directories as having operated at the same address from 1945 to 1951. Records in the Washtenaw County Deeds Office show that Merl & Helen Hutton sold the property to Oliver A. Hankinson and S. Arnold & Nettie C. Wiard in 1951, each owning a half stake. On December 31, 1953 they sold it to Ballios and he opened the Bell Bar. Therefore, it must have been that Ballios had his establishment built before he owned the building. This bar remained in business until 1979, although Ballios had sold a land contract to Robert M. Hannewald of Grass Lake in 1973. 1980 saw the establishment's name change to Larry's Bar and it became Charlie's Bar in 1982. George Ballios died in 1978 and his wife Kalliroe finally sold the property to Hannewald in 1988 for \$50,000. The Elbow Room has operated at this location since 1986 and its current proprietor is Andrew S. Garris. In 1996, Hannewald sold this and adjoining properties to Maybee resident Martha J. Clifton (*née* Wall) for \$80,000. But she soon resold the tiny .05 acre property to its current owner Arthur Campbell in 1997 for \$45,000.

A prototypical “dive bar,” the Elbow Room gained notoriety in 2008 when it was reported



A current photo of the bar designed by Architect Ralph Gerganoff in 1951 and built at 6 South Washington Street.



An undated photograph shows a vertically oriented neon “BAR” sign above the entrance which is no longer in place.

that several Hollywood actors working on local filming locations had been spending time at the bar. Jimmy Fallon, Drew Barrymore, Ellen Page, Juliette Lewis and Alia Shawkat got their kicks singing karaoke and serving drinks from behind the bar.

The 1880 square foot property seems to have changed very little over time. Its commercial use has remained consistent and exterior modifications have been minor. From a black & white photo of the entrance from the time of construction, the door and surrounding wood appear unpainted. The door is now



The shape of the keyhole door has changed from the original design and a mail slot has been added.

red, surrounded by black painted wood. The shape of the keyhole window in the door has changed and a black mail slot was added between the two horizontal metal handles. It is unclear whether the original door has been replaced or just modified.

An undated photograph shows a vertically oriented neon “BAR” sign above the entrance. Of course the sign is no longer in place, but it is unclear whether it was original because our oldest photo does not show the building above ground level. The same is true for the decorative wood appear unpainted. The door is now

Lamar Kishlar: Blondes Beware

By George Ridenour

In the last issue of the Gleanings I told the story of Lamar Kishlar from Ypsilanti who gained international fame for his work with iron lungs and other devices to medicate the effects of polio, and K-rations. Further information was discovered in the Friday, June 23, 1944 issue of the *Cass City Chronicle* which seems to indicate that in addition to having a brilliant, inventive mind Kishlar was also somewhat of a comedian.

New Ray Shows Up Peroxide Blondes – But A lot of Nice Things May Come Out of It:

"...Dr. Lamar Kishlar is a neat, bespectacled, mustached scientist. He was having a lot of fun with a new black ray of light that brings out the best in interior decorating and the worst in women.

Dr. Kishlar is the research manager of a livestock feed company which also dabbles in breakfast food (Ralston Purina). Dr. Kishlar dabbled in many things including how to make a peroxide blonde's hair turn green and false teeth show up as phonies with a little beam of light that you can't see. The black ray is a variation of the ultra-violet ray. Dr. Kishlar thinks that it is going to throw light on a number of things in the future. "One wave-length will produce a nice suntan, without inflaming the more tender areas," explained Kishlar, "Another wavelength will tenderize any cut of beef. Still another will sterilize an ice-box, or if you want to go into it wholesale, an entire hospital."

Kishlar's interest in his invisible ray is chiefly in its effect on food, but it includes its possibilities in interior decoration. People, fabrics, rubies and vitamins glow fluorescent under the ray. Any girl is a glow girl. "Take for instance a cocktail lounge," said Kishlar, "A hidden ray will make carpets, tablecloths, napkins and cocktail glasses shine – but there will be only a discreet suggestion of actual illumination.

The female customers will shine no matter how dull. Their teeth, eyes, fingernails, rubies and diamonds will gleam. The girl with the sound teeth who drinks milk and gets plenty of calcium will look super-dentaled, but the girl whose teeth came from the dentist had better inquire about the lighting before entering the bar of tomorrow. False teeth look black under Kishlar's revealing little ray. Peroxide hair may turn a ghastly green under the ray. ■

(George Ridenour is a volunteer in the YHS Archives and a regular contributor to the Gleanings.)



Lamar Kishlar was born in Ypsilanti in 1894 and later became well known for his work with cooking oils, soybeans and support equipment for the iron lung. He was named President of the American Oil Chemists' Society in 1943.

Plenty of Elbow Room – *continued from page 21*

tive vertical striping along the entire length of the façade between the shallow awning and the bottoms of the second story windows, and the red and white cornice half way between the second story windows and the top of the façade, mimicking the design of the awning. However this decoration was assuredly not original, as it would have covered the cornice above the first floor and the polychromatic brickwork above the cornice arranged in a horizontally oriented diamond pattern.

Remaining unchanged are the rounded wall of textured glass blocks immediately south of the entrance door and the large red square enamel panels beneath the row of windows. The awning with three red horizontal stripes now has the structural aid of metal chains embedded in the patterned brick in two places, supporting it from above. The window trim and mullions have been painted maroon. Second story windows facing north, over the single story section of the building, have been boarded up and painted maroon, as has the entire North elevation. The West elevation, the rear, is painted brown.

No images of the original interior are available, but the window valance and curtains visible in the original photograph are no longer in place. The current ceiling is painted black with large recessed squares painted red which contain cove lighting. The walls are also black. It is highly unlikely this was the original color scheme, but the ceiling itself may be original. There is also a distinct possibility that the bar and the refrigerator doors below the bar are original based on their handle design and styling. It is assumed that all other current furnishings have replaced the originals.

The Elbow Room stands as a great example of how "modern" architecture can be adapted for use today without the complete destruction or alteration of defined design features. It has survived long enough to be considered "kitsch" or "retro," labels not entirely negative – and usually the ones used just before "historic" begins to take hold. ■

(Derek Spinei is a student in the graduate program in Historical Preservation at EMU and is serving an internship in the YHS Archives.)



HDC Work Permit Staff Review

Property address: 314 E Cross

Property History: The property includes a late-nineteenth Gabled-ell house with Queen Anne stylistic elements. The building is contributing to the historic district.

Date of Application: June 3, 2019

Date of Review: June 6, 2019

Date of Meeting: June 11, 2019

Proposed work: Installation of a deck.

Materials: Pressure treated lumber and concrete.

Staff review:

1. The applicant proposes to construct a free-standing deck on the south elevation of the house that abuts the juncture of the core block of the house with the south projecting ell.
2. The deck will be constructed of pressure-treated lumber for the structure, flooring and railings.
3. The structure will rest on concrete footings.
4. The deck will cover a rectangular area of 12'x20' and will be minimally visible from the right-of-way.
5. The deck floor will be approximately 2' above grade, while the railing will bring the total height of the structure to approximately 5' above-grade.
6. The deck floor will be encircled by a railing, and a gate will be placed at the steps.
7. Once the deck has been constructed, it will hand sanded and painted and stained to complement the house. The floor will likely be stained gray to match the roof, and the railing painted white to match the trim on the house.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 314 E Cross as submitted in the application dated June

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

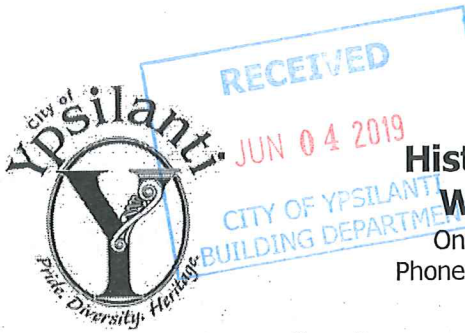
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

3, 2019 constructing a deck abutting the south elevation of the house. The deck shall be constructed to the dimensions specified; and painted and stained to complement the house.

Relevant Secretary of the Interior's Standards:
#9, #10

Prepared by:
Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
 Phone: (734) 483-9646 • Fax: (734) 483-7260
 www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

314 E. Cross Street Ypsilanti, MI 48198

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Marti Hwang

Address

314 E. Cross Street Ypsilanti, MI 48198

City

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Bruce Aiken

Type of work

- ☐ Roofing
☐ Window/Door Replacement

- ☒ Porches (Rear deck)
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

We are proposing to build a deck on the rear/side of our home. You will not be able to see the deck from the front of the home. The dimensions, as shown from the drawings, is 12' x 20', which will include a wooden railing surrounding the deck, 3 or 4 steps, and a gate leading to the steps. There will also be a deck skirt. The boards of the deck floor will run parallel to the siding of the house. Once the wood is ready, we will stain the wood and paint the railings. The floor boards will most likely be a gray stain, and the railing white paint to coordinate with the trim on the house. Gray stain will match the roof.

Materials (for paint include color chips or samples with application): we will prep for stain + paint by using sand paper and sanding by hand.
 Full material list printed and attached - ~~our~~ our first choice is pressure treated lumber. Open to suggestions if this is not permitted - ~~unacceptable~~

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

Materials 1, 12.20 Labor \$2,000 = \$3,112.20

Permit fee:

\$35 + _____ = 40

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:

Date:

6-3-19

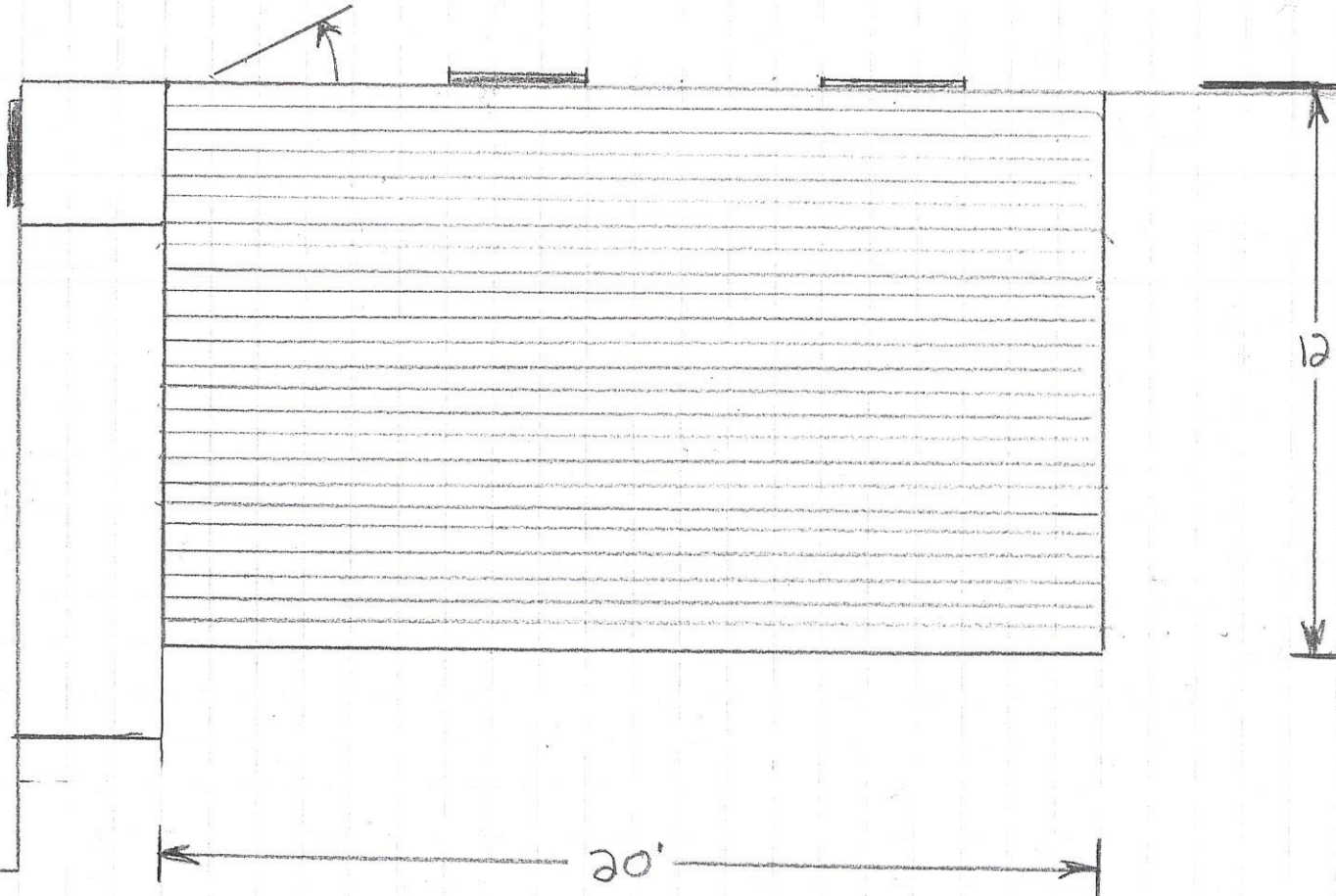
Print Name:

Marti Huang

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

HWANG HOUSE



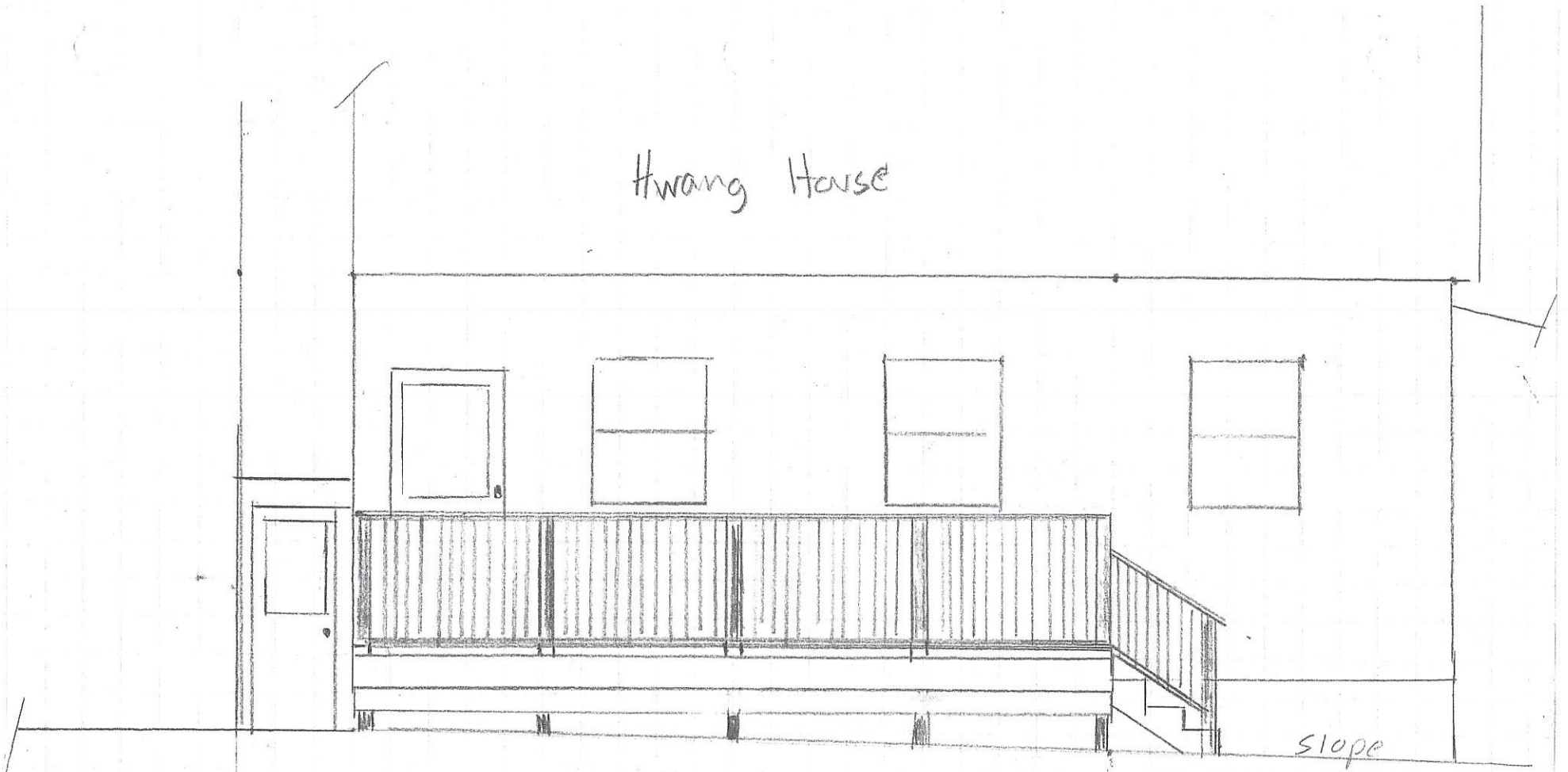
TO
STREET

Scale

$\frac{1}{4}'' = 1'$

June 2019
Bruce Aiken

Hwang House



slope

20'

3 or 4
Steps
TBD

To Street

Scale $\frac{1}{4}" = 1'$

June 2019
Bruce Aiken

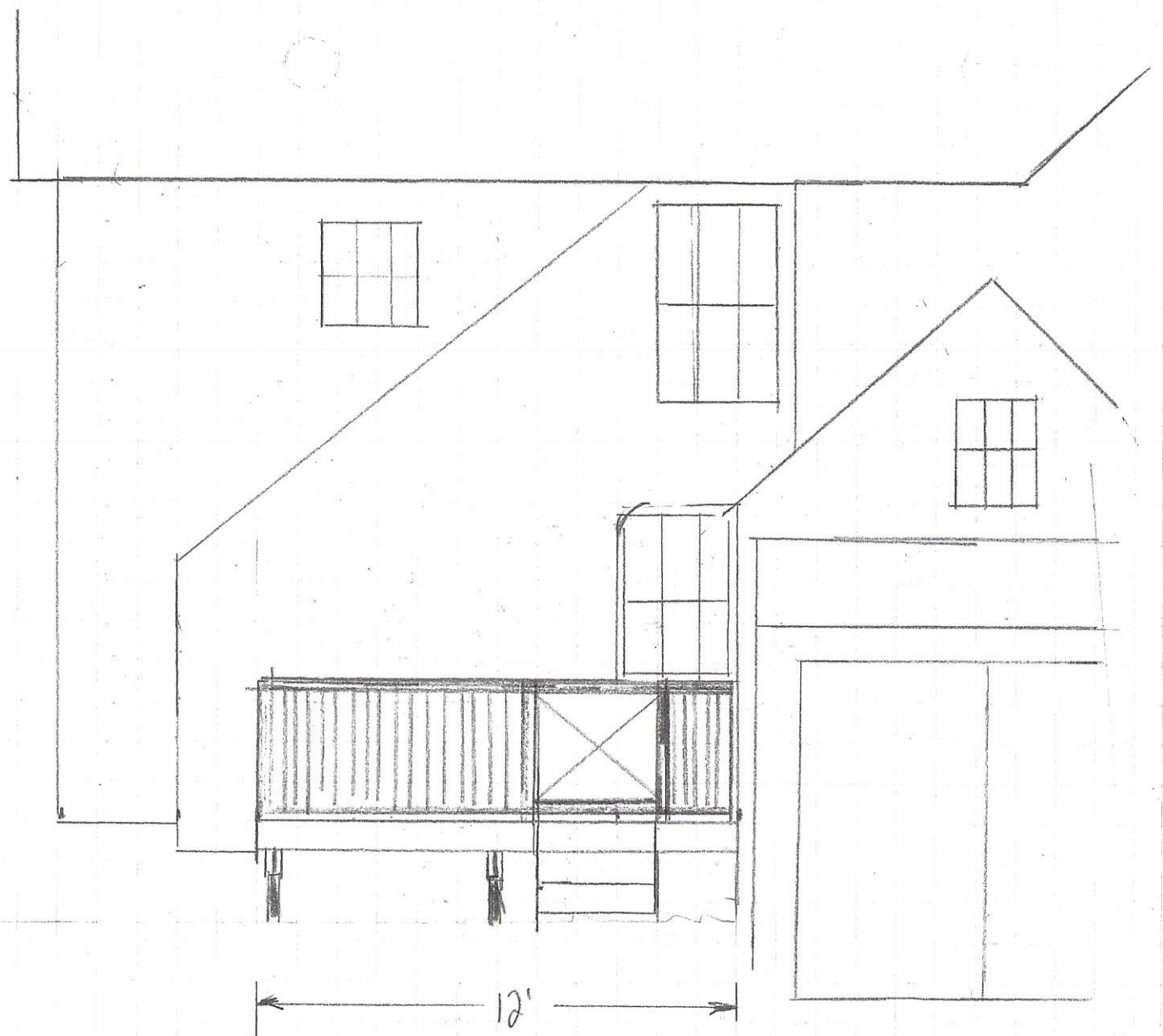
Hwang House

Rear View

Scale $\frac{1}{4}" = 1'$

Bruce Aike

June 2019



Step location TBD

Hwang Deck Material List June 2019

		<u>Cost</u>
<u>Framing Pressure Treated</u>		
4	4x4x10	52.00
18	2x8x12	234.00
2	2x8x8	17.20
5	2x6x16	57.00
4	2x6x10	29.00
<u>5/4" Decking Pressure Treated</u>		
34	5/4x6x16	322.00
<u>Railing Pressure Treated</u>		
6	4x4x8	54.00
4	2x6x10 To be ripped into 2x2 ¾ x 10	
92	2x2x36 Balusters	80.00
<u>Hardware</u>		
32	3/8"x6" lag bolts and washers	15.00
10#	2" deck screws	60.00
5#	3" deck screws	30.00
<u>Misc.</u>		
35	60# bags of concrete	<u>117.00</u>
Total Cost		\$1067.20

Prepared by Bruce Aiken

June 4, 2019

Applicant photos showing deck location at 314 E Cross







Staff photo, 314 E Cross. Facing southeast to facade and west elevation, showing the only view of the proposed deck area from the right-of-way.



HDC Work Permit Staff Review

Property address: 418 N Hamilton

Property History: The property includes a late-nineteenth century Queen Anne-style house that is contributing to the historic district. The property also includes a ca.1953 detached garage.

Date of Application: June 4, 2019

Date of Review: June 7, 2019

Date of Meeting: June 11, 2019

Proposed work: Demolition/Replacement of garage; or repair garage and replace fence.

Materials: To be determined.

Staff review:

1. According to the applicant, a tree fell on the garage, damaging the structure and an adjacent fence.
2. The applicant desires to either demolish the garage and damaged fence, erecting new structures in their place; or repair the garage from the interior and replace the damaged fence.
 - a. The applicant has expressed a limited timeline to work with both the contractor and insurance company, and therefore asked to be placed on the agenda as an action item.
 - b. The applicant has committed to bringing additional information to the meeting, along with an official decision of whether he is applying for demolition/new construction or repair.
3. Staff provided the applicant with a list of required materials including:
 - a. A detailed plan for what will happen if the garage is approved for demolition.
 - b. If a new garage is desired, the applicant must provide architectural drawings and a proposed materials list for a potential new garage.

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
9. Contemporary designs shall be compatible and shall not destroy significant original material.
10. New work shall be removable.

- c. A spec sheet or photo of the proposed fence replacement.

Recommended Motions:

Move to table discussion of work to the garage and fence at 418 N Hamilton so the applicant may provide additional information regarding *[list HDC-requested information]*.

Move to deny the applications for demolition or repair of the garage and fence at 418 N Hamilton as the applications are incomplete.

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

JUN 04 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

418 North Hamilton Street Ypsilanti MI 48197

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Iwan Smith

Address

418 North Hamilton

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Don Blazevski

£

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacing that was damaged of Fence.

New structure garage possibly

Materials (for paint include color chips or samples with application):

Wood Fence

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature

Date:

6-4-19

Print Name:

Juan Smith

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



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JUN 04 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 418 North Hamilton Street Ypsilanti Mi 48197

Applicant: Name Jwan Norman Smith

Address 418 North Hamilton Street

City Ypsilanti State Mi Zip Code 48197

Phone _____ x _____

Email _____

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name Don Blazevski

Address and phone _____

Cost of proposed work _____ Permit Application Fee _____

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

PHDC-19-0058

Date filed _____ for meeting date _____

Property Address _____

Applicant _____

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☒ Retaining the structure is not in the interest of the majority of the community.

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



6-4-19
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Staff photos of 418 N Hamilton, June 5, 2019.



Facing southwest to damaged fence along north property line.



Facing northeast showing relationship of house and garage. The house fronts on N Hamilton, while the garage fronts on Florence.



Facing north-northeast to south elevation of garage.



Facing northwest to south and east elevations of garage.



Facing west-northwest to east and south elevations of garage.



Facing northeast to south and west elevations of garage.



HDC Work Permit Staff Review

Property address: 516 N River

Property History: The property includes a modest early-twentieth century bungalow that is contributing to the historic district.

Date of Application: June 4, 2019

Date of Review: June 6, 2019

Date of Meeting: June 11, 2019

Proposed work: Replace fence.

Materials: Lowe's Freedom New Haven aluminum fence in black.

Staff review:

1. The applicant proposes to replace a wood picket fence along the north property boundary with an aluminum fence.
2. The new fence shall be Lowe's Freedom New Haven aluminum fence, in black.
3. The fence comes in sections of 4.5'x6.02'.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 516 N river as submitted in the application dated June 3, 2019 for installation of a new fence along the north property boundary as specified in the application. The new fence shall be a Lowe's Freedom New Haven aluminum fence in black.

Relevant Secretary of the Interior's Standards:
#9, #10

Prepared by:

Scott E. Slagor, Preservation Planner

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
 Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
 2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
- Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

516 N River St.

Applicant

If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Richard Omel & Zeena Monasa

Address

516 N River St.

City
Ypsilanti

State

MI

Zip

48198

Phone
[Redacted]

E-Mail

Contractor

Contractor Name & Contact Info

Owner to do work

Type of work

☐ Roofing

☐ Window/Door Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace fence along North side of backyard.

Materials (for paint include color chips or samples with application):

Lowe's Freedom (4.5 ft x 6.02 ft panels) New Haven
Black Aluminium

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1500

Permit fee:

\$35 + 0 = \$35

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

6/3/2019

Print Name:

Zeena Monase

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

Freedom (Actual: 4.5-ft x 6.02-ft) Pre-Assembl... X



Chat





Facing southeast to house and current fence.



Facing southeast to current wood picket fence.



Facing southwest to current fence.



HDC Work Permit Staff Review

Property address: 208 E Cross

Property History: The property includes a late nineteenth-century Gabled-ell type house that is contributing to the historic district.

Date of Application: June 3, 2019

Date of Review: June 5, 2019

Date of Meeting: June 11, 2019

Proposed work: Replacement of retaining wall that parallels driveway.

Materials: 6"x6"x8' rough sawn timbers.

Staff review:

1. This application is for work already completed without a permit.
2. The former retaining wall was also a wood structure. It required replacement after being damaged by a backhoe on a City project, and from landscape work on at the neighboring property.
3. The wall was replaced by a four-foot tall structure constructed of rough-hewn 6"x6"x8' timbers. It tapers with the grade of the soil and is secured by galvanized spikes and pre-set stabilizers.

Recommended Motions:

Move to issue a notice to proceed for work already completed at 208 E Cross as submitted in the application dated June 3, 2019 for replacement of the retaining wall along the east property boundary as specified in the application.

Relevant Secretary of the Interior's Standards:
#9, #10

Prepared by:

Scott E. Slagor, Preservation Planner

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



RECEIVED

JUN 04 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission

Work Permit Application

One South Huron • Ypsilanti, MI 48197

Phone: (734) 483-9646 • Fax: (734) 483-7260

www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

208 E. CROSS ST., YPSILANTI

Applicant**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

CARRIE TAYLOR

Address

208 E CROSS ST.

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

ALL TYPE LANDSCAPE CO.

734-587-3640

Type of work

- | | | |
|--|--|--|
| ☐ Roofing | ☐ Porches | ☐ Painting |
| ☐ Window/Door Replacement | ☐ Sign | ☒ Other |
| | ☐ Fence (or other sitework) | ☐ Application Amendment |

Complete Description of Proposed Work:

DRIVEWAY RETAINING WALL REPAIR/REPLACEMENT. 6"x6"x8' ROUGH SAWN TIMBERS WERE USED TO REPLACE EXISTING TIMBERS. REPAIR WAS NECESSITATED BECAUSE THE FORMER STRUCTURE WAS DAMAGED BY A BACKHOE ON A CITY PROJECT AND WAS FURTHER DAMAGED BY THE NEIGHBORING PROPERTY. RETAINING WALL IS ROUGHLY 1' TALL AND TAPERS UP WITH THE GRADE OF SOIL TO ~4' TALL, AND IS SECURED BY GALVANIZED SPIKES AND PRE-SET STABILIZERS.

Materials (for paint include color chips or samples with application):

6"x6"x8' ROUGH SAWN TIMBERS

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

9,250

Permit fee:

\$35 + 10 + 50

~~\$95~~ 50⁰⁰

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

PLEASE CALL FIRST.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Date:

05/20/19

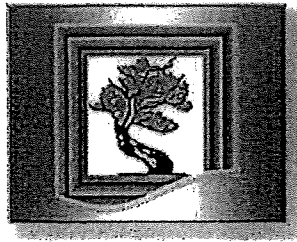
CARRIE D. TAYLOR

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

Proposal

PHDC-19-0055



All Type Landscape Company

P.O. Box 201

Whittaker, Michigan 48190

Web Site: ALLTYPELANDSCAPE.COM

E Mail: ALL_TYPE@EARTHLINK.NET

Phone: 734-587-3640

Cell: 313-815-5255

Submitted to: Mr. & Mrs. Robert Taylor

Address 208 E Cross St. Ypsilanti, MI 48198

We hereby submit: specifications and estimates to all terms and conditions as set forth below.

Build new Timber retaining wall:

80' x 4' long to stabilize soil along drive

Build new wall with 6" x 6" x 8' rough sawn #2 red pine treated timbers.

10" twisted galvanized spikes and pre-set dead men as needed. 8,700.00

Deck grade smooth treated timber rated for ground contact add 550.00

Back fill existing soil at base and behind wall remove excess soil off site, and seed top of wall.

We Propose: hereby to furnish material and labor in accordance with the above specifications.

For the Sum of: \$ 8,700.00

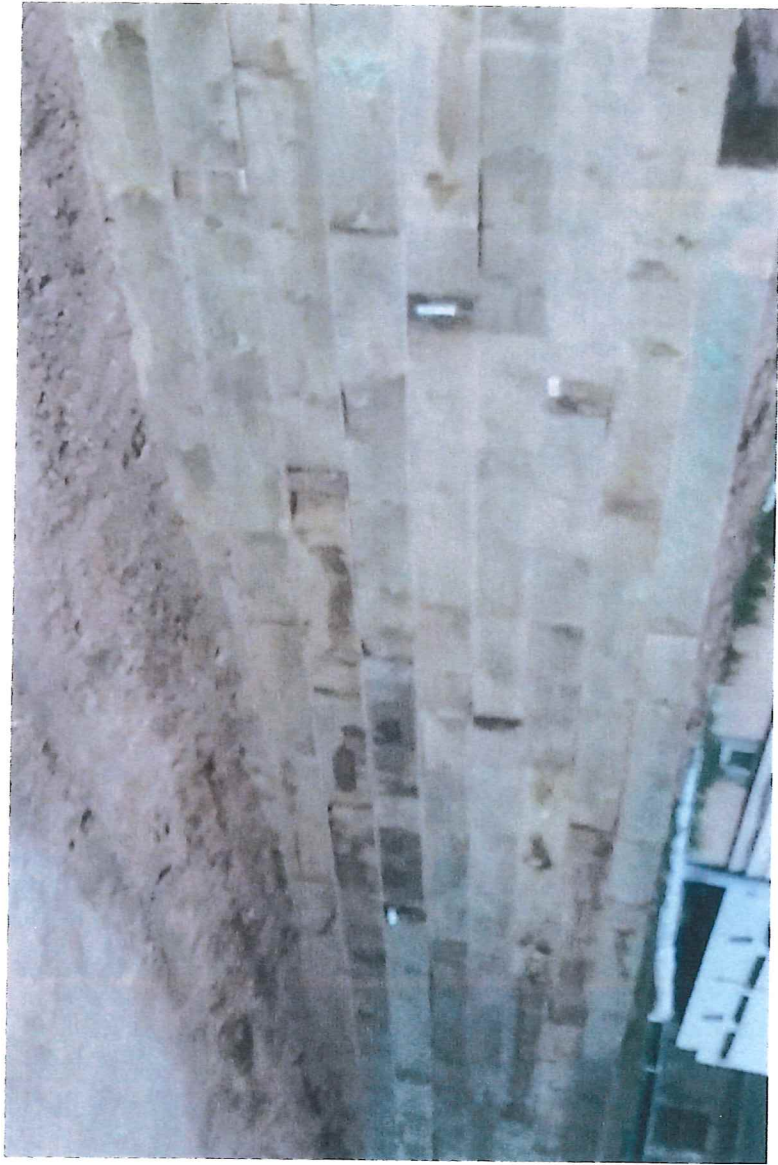
Authorized

Date: 4/13/19

Payment due upon completion, or approved payment plan on above specified job. 1 Year Warranty

1.5% per month (18% per annum) will be added to all accounts 30 days or more past due. All plant material and outdoor landscape construction warranties will be void after 30 days from date of invoice on past due accounts.

Deposit: \$ 2,875.00





208 E Cross, facing southeast to new retaining wall.



208 E Cross, facing southeast to house and former retaining wall, July 2018. Photo via Google street-view



HDC Work Permit Staff Review

Property address: 208 E Cross

Property History: The property includes a late nineteenth-century Gabled-ell type house that is contributing to the historic district.

Date of Application: June 3, 2019

Date of Review: June 5, 2019

Date of Meeting: June 11, 2019

Proposed work: Replacement of cement board composite imitation clapboard siding with cement board composite shingles.

Materials: Hardiboard composite shingles.

Staff review:

1. This application is for work already completed without a permit.
2. The applicant states that part of the west elevation of the house was damaged by trees. The damage necessitated immediate repair and the insurance company directed the owner to use composite shingles to match the color and texture of the existing siding.
3. Prior to composite shingles, the elevation matched the rest of the house, which was clad in composite siding to imitate clapboard, installed ca. 2006.
 - a. Earlier siding on the house has included insulbrick, T1-11, and wood shingles.
4. Architecturally, the original masses of the house appear to be the T-plan Gabled-ell core block. However, based on Sanborn Maps, the rear two-story shed-roof section and one-story wing have been part of the house since the early twentieth century. Additionally, the rear additions appear to have a stone foundation to match the core block, indicating it is historic to the building.
 - a. The siding replacement is entirely on the west elevation of this possible addition.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

5. Photos on file reveal that the one-story section rear ell was once clad in wood shingles, while the two-story shed-roof section appears to have been clad in siding to match the rest of the house.
6. The HDC may consider that the differentiation in siding distinguishes the original house from a possible historic rear addition. Additionally, staff found the west elevation difficult to photograph and view from the street, as there is dense vegetation along the west property boundary.

Recommended Motions:

Move to issue a notice to proceed for work already completed at 208 E Cross as submitted in the application dated June 3, 2019 for replacement of siding on the west elevation of the rear ell with composite board shingles.

Relevant Secretary of the Interior's Standards:

#9, #10

Move to table discussion of siding replacement work already completed at 208 E Cross to afford the owner and opportunity to comment at the next HDC meeting.

Move to deny the siding replacement work already completed at 208 E Cross as submitted in the application dated June 3, 2019, as the work is incompatible with the character of the building and does not match the replacement siding previously approved.

Relevant Secretary of the Interior's Standards:

#6

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

JUN 04 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission
Work Permit ApplicationOne South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.comR. 25516
PHDC 19-0054

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

208 E. CROSS ST., YPSILANTI

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

CARRIE TAYLOR

Address

208 E. CROSS ST.

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

([REDACTED])

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

INSURANCE REPAIR

Type of work

- | | | |
|--|--|--|
| ☐ Roofing | ☐ Porches | ☐ Painting |
| ☐ Window/Door Replacement | ☐ Sign | ☒ Other |
| | ☐ Fence (or other sitework) | ☐ Application Amendment |

Complete Description of Proposed Work:

SIDING ON BACK OF WEST ELEVATION ON NEWER PORTION OF THE HOUSE AS AN INSURANCE REPAIR DUE TO TREES THAT FELL ON THE SIDE OF HOUSE DURING A STRONG WINDSTORM. IN ORDER TO MATCH COLOR AND MATERIAL TYPE THE INSURANCE COMPANY RECOMMENDED USE OF COMPOSITE SHINGLES. THE NEWER PORTION OF THE HOME AT BACK PREVIOUSLY HAD SHINGLES. WEATHER CONDITIONS AND DAMAGE NECESSITATED THE IMMEDIACY OF THE REPAIR TO PREVENT FURTHER DAMAGE. PRIMARY REPAIRS WERE TO THE ROOF BUT REMAINS WERE REQUIRED BELOW BECAUSE OF WATER.

Materials (for paint include color chips or samples with application):

HARDIBOARD/COMPOSITE CEDAR SHINGLES

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

~2000

Permit fee:

\$35 + 50 = 85 350

Signature

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Date:

05/20/19

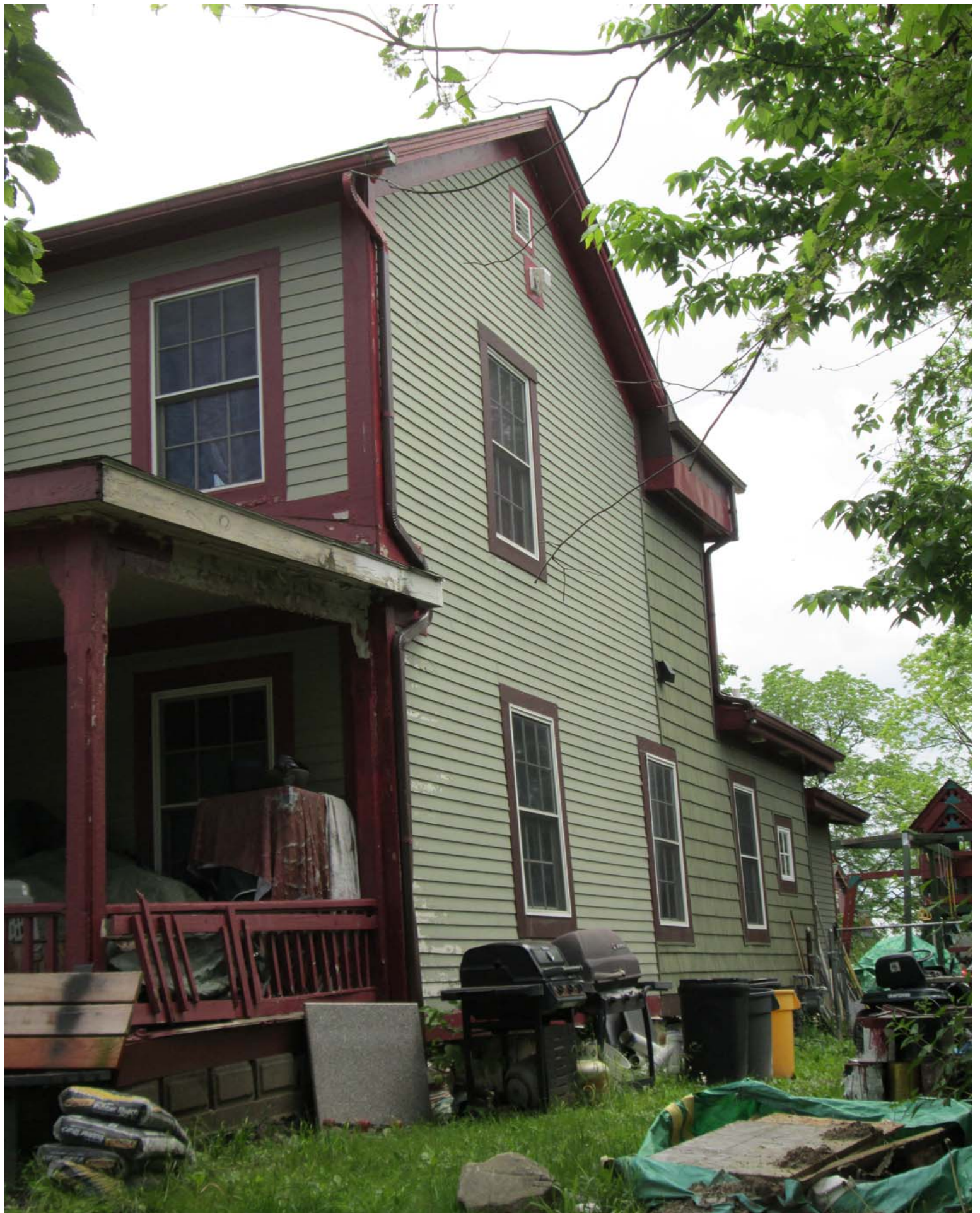
CARRIE D. TAYLOR

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208 E Cross Street, facing southeast to facade and west elevation, showing siding change on west elevation.



208 E Cross, facing southeast to siding change on west elevation.

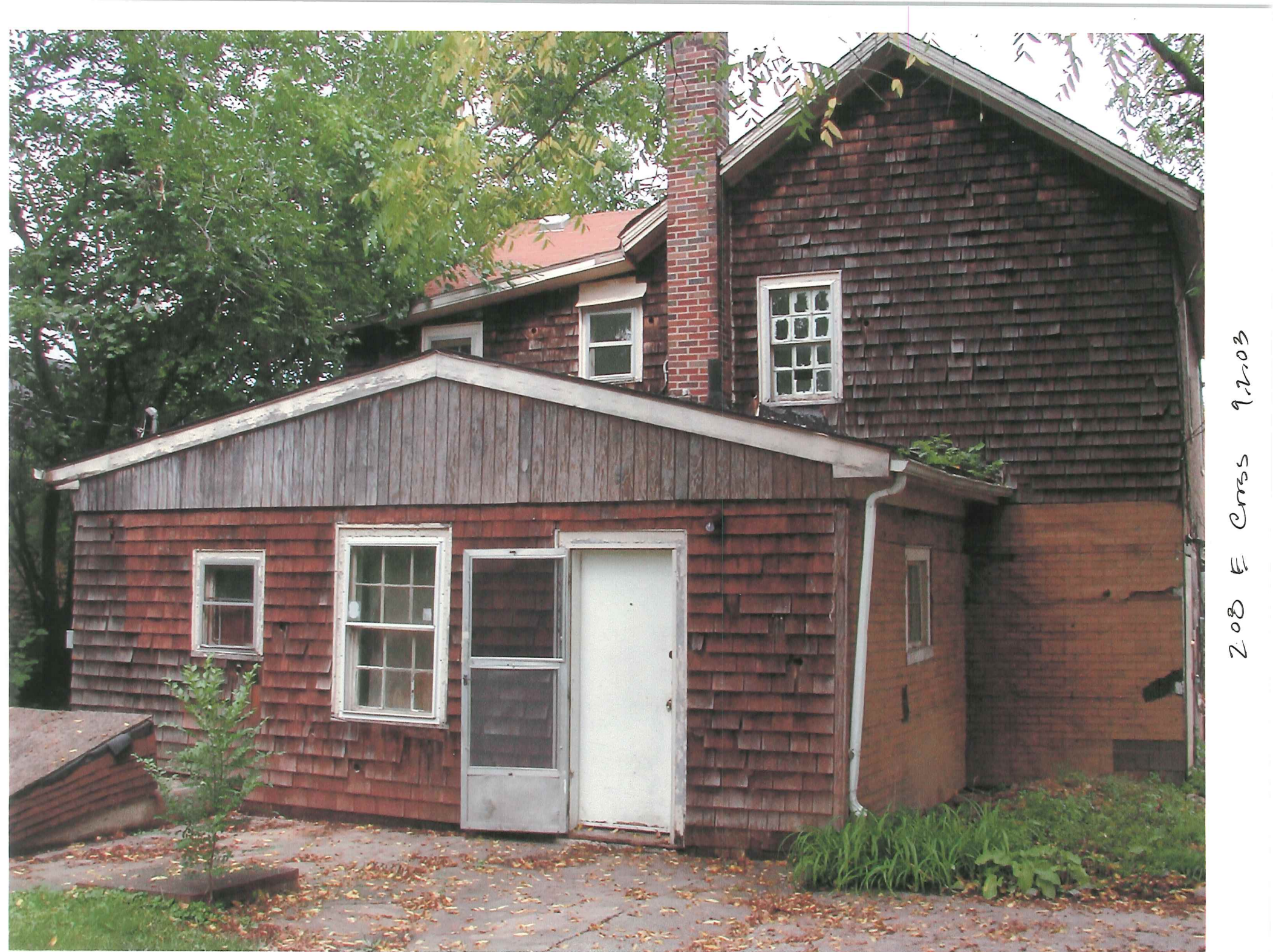


07.16.2007 09:31

Photo showing siding on west elevation when first installed.



Photo showing former insulbrick siding being removed.



208 E Cross 9.2.03

Photo showing former wood shingle sections of the house.

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 208 E. Cross

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: (☐) Residential, (☒) Multi-residential, (☐) Commercial,
(☐) Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 1/2 FRONT DIRECTION North

SURFACE MATERIAL: Asbestos Siding ROOF MATERIAL: Asphalt Tiles

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent (☐) Good (☒) Fair (☐) Poor (☐)

MAINTENANCE QUALITY: Excellent (☐) Good (☒) Fair (☐) Poor (☐)

ALTERATIONS: None (☐) Minor (☐) Moderate (☒) Extensive (☐)

ARE ALTERATIONS: Appropriate (☐) Inappropriate (☒)

Attach photo here

Style or Period

Vernacular

Date of Construction _____

ARCHITECTURAL MERIT

National Importance	
Local Excellence	
Notable	
Worthy of Mention	
Poor	
Other	

INCIDENCE

Rare	
Moderate	
Common	

Date of Photograph Fall 1982

Photo by Resource Design Group



Design R.A. Schweitzer, 1981

Roll# 55 Frame# 36

R25509 3940
PHDC-19-0048



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

14 S Washington

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Ypsilanti Thrift Sho

Address

14 S Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

NA

Contractor

Contractor Name & Contact Info

Ypsilanti Restoration

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Southwest Corner

Crack stitching, southeast corner of building exterior:

Remove mortar from existing bed joints at 2 foot intervals vertically where structural crack is present, approximately 12 locations.

Install stainless steel tie bars into resulting joint with epoxy. Install new mortar over crack stitching system and into existing crack.

Caulk crack at interior of wall. Clean work site and remove all debris.

Materials (for paint include color chips or samples with application):

As provided by contractor--caulk, mortar, stainless steel bars(not visible after repair)

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$5000

Permit fee:

\$35 + \$5.00 = \$40.00

Signature

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I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature

Date:

Print Name

Deborah White

6/2/19

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

PHDC-19-0548



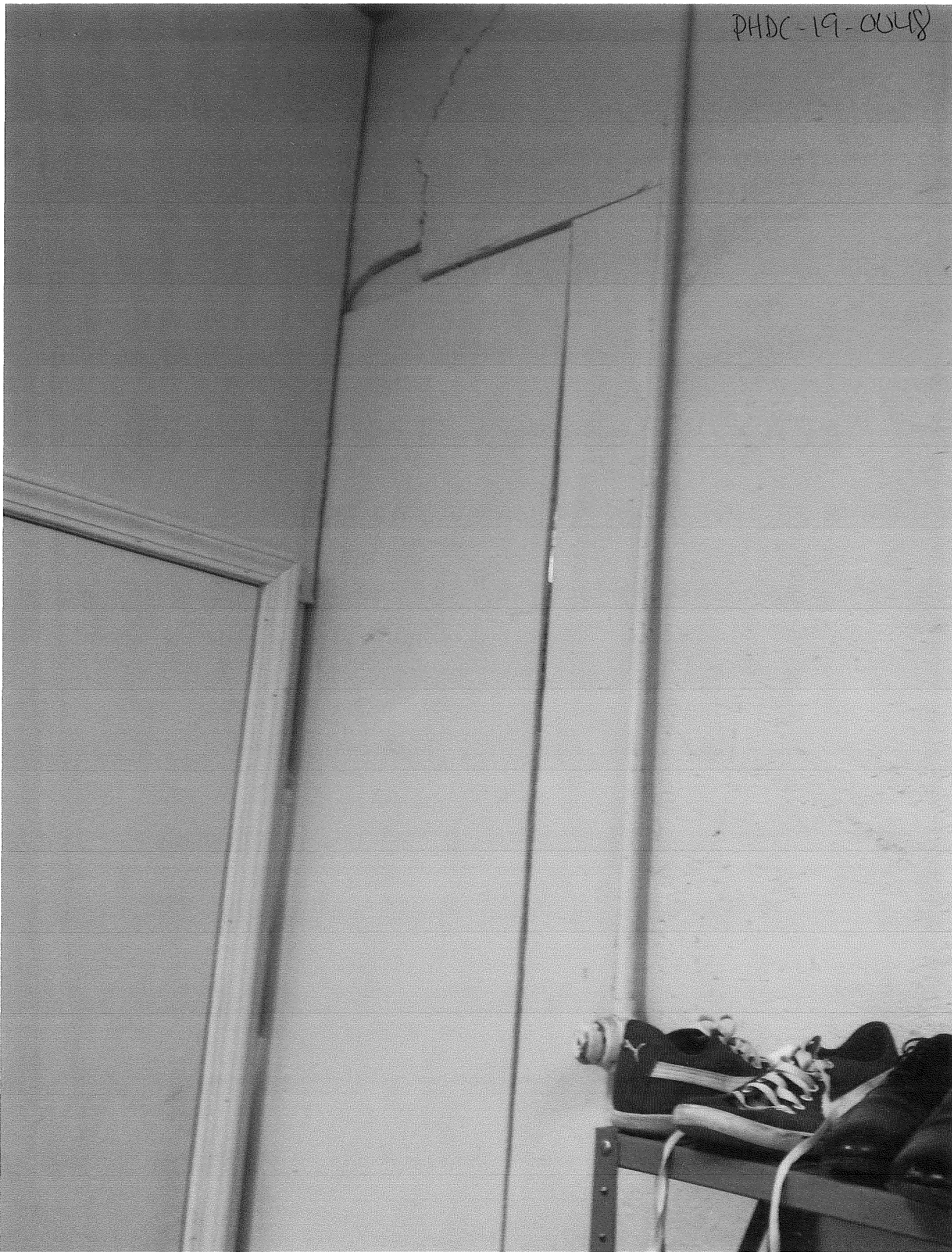
PHIX-19-0048



PHDC-19-0048



PHDC-19-0048



B25460 4723
PHDC-19-0050



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

311 W CROSS, Ypsilanti 48197

Applicant*

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

Neighborhood Roofing

Address

832 phoenix Rd

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

-Tear off and replace (4) Flat roof sections using 60 mil EPDM Rubber.

-No Flames will be used during installation process.

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

7675.00

Permit fee:

\$35 + 10 = \$45

Signature

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Signature

Date:

Print Name:

Tom Meadows

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All other necessary Building Permits must be acquired before beginning work.



















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Historic District Commission
Work Permit Application**

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

6/13/2019

Meeting Date:

Action Item/Study Item

To complete this application:

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

114 S. Huron St

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this application must be included.*

Name

O. JEDGER BREED

Address

City

ANN ARBOR

State

MI 48107

Zip

Phone / Fax

E-Mail

Contractor Name & Contact Info

NEW ROOF JEFFERSON

Type of work

- ☒ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

REROOF WEST ADDITION (1ST FLOOR) INCLUDING UNDER
THE STAIRS. SEE ATTACHED CONTRACT & PICTURES.

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

6590

Permit fee:

\$35 + 10 = \$45

Signature

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Sig

Date:

3 JUN 2019

Print Name

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All other necessary approvals and permits must be acquired before beginning work.



Proposal Submittal to:

Job Location:

Date: 4/30/19

Name: Hedger BREEN

Name:

Address: 114 S Huron

Address:

City: Ypsilanti

State:

Zip:

Email Address:

Daytime Phone:

Evening Phone:

Cell Phone:

SCOPE OF WORK

1st West ROOF
Remove + Remount STAIRS + FIRE EXP
OVER ROOF

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotter damaged roof decking / 2 sheets of OSB / plywood (\$45 each after 2)
32' 1x6 inc (\$2.95/ft after 32') 32' 1x8 inc (\$3.95/ft after 32')

Price for metal flashing / trim is negotiable / included 16oz. Copper add \$

- Remail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and coated screws
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminum or 20oz copper
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three), re-weld and trowel finish all seams
- Cover entire roof with a silver shield Yes No paint

15yr Guarantee on all Workmanship**Permit at Cost**

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks

All taxes are included in estimate. (Add 4% for Credit Card Payments)

Work Authorization:

Date:

Payment is Authorized to be directly payable to New Roof, Inc.:

Date:

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Dollars (\$)

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All change orders must be in writing, faxed to the office and signed by management. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Owner to carry fire, tornado, flood and other necessary insurance.

Authorized Signature:

Estimator Name/Phone:

Note: This proposal may be withdrawn by us if not accepted within _____ days.

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment is due upon completion. If payment is not received within 24 hours of completed, a \$300.00 administrative fee will be added to the remaining balance, unless prearranged. All change orders must be made in writing. Oral alterations will not be accepted to this contract. Please see buyer's right to cancel and resultant damages on the back of proposal.

Date of Acceptance:

Signature:

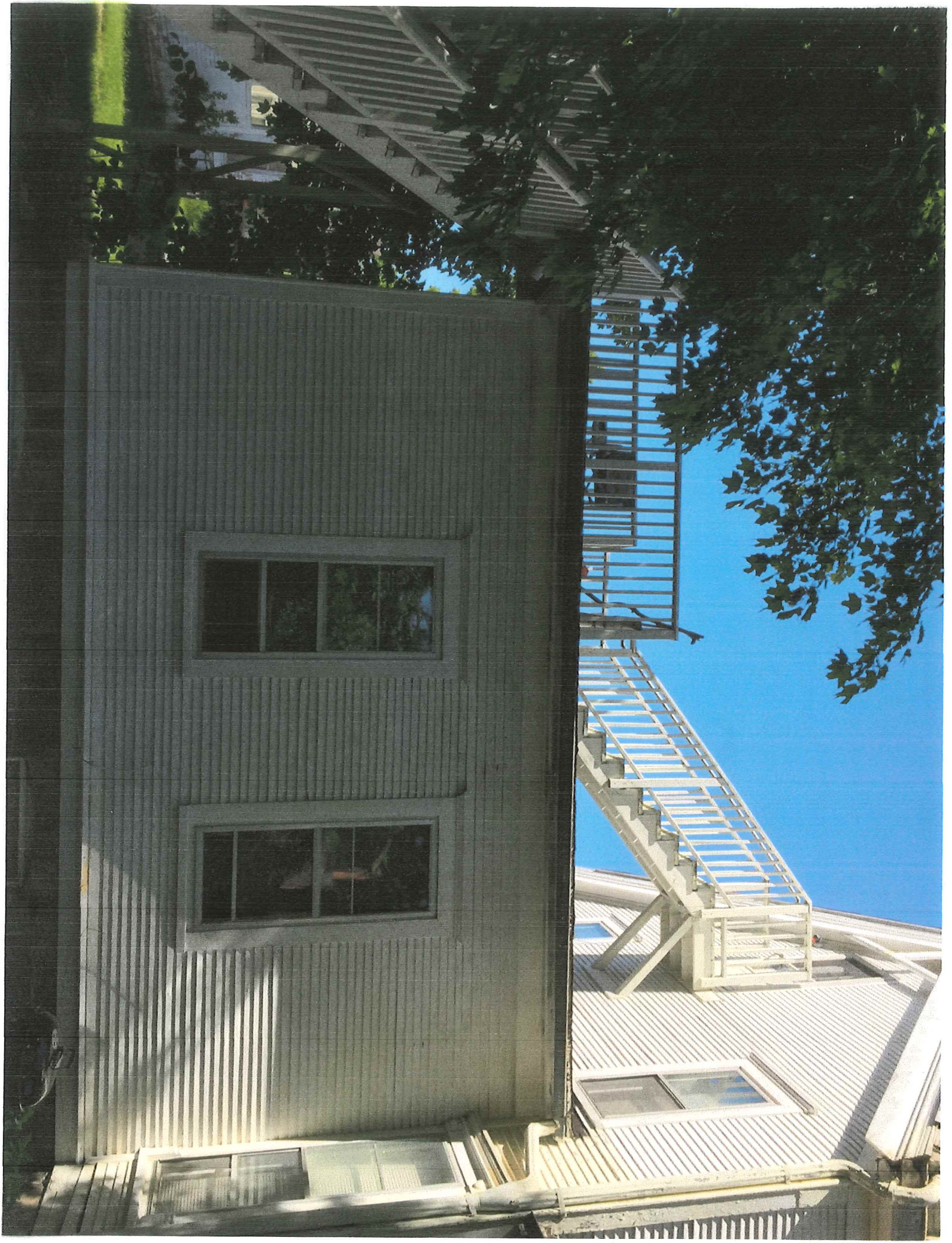
Signature:

All Sales Subject to Manager Approval:

660-0911







116-118 W Michigan monitoring photos from Alex Pettit.





Scott Slagor

From: Adam [REDACTED] >
Sent: Thursday, June 06, 2019 10:33 AM
To: Scott Slagor
Subject: Re: Window hoods at 116-118 W Michigan

Hi Scott,

The window hoods we removed are made of wood and have a tin wrap on the top. They were painted and nailed to the brick. In order to do the required brick repair (so the windows had solid brick to attach to) the hoods had to be removed. We still have the hoods that were removed and can use them, but we were planning on replicating them exactly and putting new ones that aren't weathered and damaged. So to answer your question they were not stone or removed with a saw.

Sent from my iPhone

On Jun 6, 2019, at 8:30 AM, Scott Slagor <sslagor@cityofypsilanti.com> wrote:

Hi Adam,

I have received several very concerned emails regarding the removal of window hoods on the 118 W Michigan side of the building (see before and after attached photos). The HDC wants to confirm that the original stone hoods will be reinstalled, and would like to know whether they were removed with a stone-cutting saw.

Please feel free to give me a call or email or have your contractor reach out to me. I have the contact information for your architect but not your contractor, Bruce Donovan.

Thank you,



Scott Slagor
Preservation Planner
City of Ypsilanti
734.483.9646 Office
sslagor@cityofypsilanti.com
www.cityofypsilanti.com

<IMG_4613.jpg>

<IMG_4164.jpg>

<IMG_4817.jpg>



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, May 28, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:00 PM

Commissioners Present: Mike Davis, Jr., Hank Prebys, Erika Lindsay, Jane Schmiedeke, Anne Stevenson

Commissioners Absent: Alex Pettit, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair was moved to the end of the agenda as the applicant was not present.*

NEW BUSINESS

317 N Washington

**Application for sign face replacement was moved to the end of the agenda as the applicant was not present.*

215 S Washington

**New siding, window replacements and lamppost installation.*

Applicant: Pace Nielson, owner- present

Discussion: Davis: Asked applicant to update the Commission regarding the application.

Nielson: Stated that applicant was previously asked to bring in samples of the fiber cement material proposed for replacement of the aluminum siding. Stated, *[referencing sample]*, that this is another option. Stated that they are both the same from a product standpoint *[referencing two fiber cement samples]*. Stated that applicant was unable to obtain a sample of the smooth option, which is available by special order only.

[Discussion re: fiber cement material - style, size, warranty information]

[Referencing a picture of the house, applicant discussed a brief history of the home design]

Schmiedeke: Asked what is proposed down in this area – if that goes just on this addition *[referencing picture]*.

Nielson: Confirmed. Stated that it is from starting right here to this corner *[referencing picture]* and then it returns to the house about another eight feet.

Lindsay: Asked if applicant proposes installing shake on that portion.

Nielson: Stated that applicant would prefer to do this *[referencing materials]* but brought options.

Davis: Asked applicant to talk to the Commission about the windows.

Nielson: Stated that the windows are the Pella 450 series. Stated that they are the same size as what was there before, and a double hung operation. Stated that the three windows that were replaced were not original to the home.

Davis: Asked if those are one-over-one.

Nielson: Confirmed.

Davis: Asked about the lamppost.

Nielson: Stated that this is the first choice *[referencing materials]*.

[Discussion re: lamppost preference and options - referencing packet material and cell phone photos]

Lindsay: Stated that the design of the lamppost options appears ornate, different from the “simple and modern” design that had been discussed - faux historic.

Stevenson/Prebys: Stated agreement.

[Discussion continued as to lamppost designs and historic appropriateness]

Davis: Stated that the concern felt by the Commission arises from Secretary of the Interior Standard #3 – “Do not imitate earlier styles”. Stated that because there is nothing that was there originally that can be matched to, the Commission would prefer that it be clear that the lamppost is not original – that it is a new addition. Stated that just as with the new siding, that is going to be clear that that part is new.

[Referencing materials, discussion continued as to lamppost designs, lighting/fixtures and HDC appropriateness]

[Discussion re: the most efficient way to proceed]

Motion: Stevenson (second: Prebys) moved to issue a certificate of appropriateness for work at 215 S Washington as submitted in the application dated May 17, 2019, including recladding the former rear porch with LP SmartSide shingles in Curio Gray, and installation of two lampposts at the west and south sides of the property- see attached photo of the lamp that was provided to staff by the property owner [Sage Ridge Collection 19” high dark sky post mount light]- with a single plain post to match the color of the lamps.

And:

Stevenson (second: Prebys) moved to issue a notice to proceed for the work already completed at 215 S Washington for the replacement of three windows on the rear former porch with Pella Proline 450 series wood windows.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

#6- Repair, do not replace; replacements shall match original.

#9- Contemporary designs shall be compatible and shall not destroy significant original material.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

322 E Cross

**Rear porch demolition and replacement; and replacement of a rear door with a window.*

Applicant: Joseph Bertolotti, owner- present

Discussion: Davis: Stated that the application is for removal of the two-story porch and the construction of a new porch. Asked applicant to walk the Commission through the application.

Bertolotti: Stated that it is not an original porch. Stated that the porch is deteriorating and is a

hazard. Stated that the proposal is to remove it and replace it with a one-story screened-in porch with a roof. Stated that the plan is to replace the second-level doorway with a same-style window that would match the rest of the windows in the house. Stated that the plan is to go with the 400-Series Andersen window. Stated that the screened-in porch would be with a knee wall and lap siding on the bottom, down to the ground. Stated that the proposed color would match the existing front porch brick, which is a maroon brick color. Stated that, above, would be a white trim with the screened-in windows.

Davis: Asked if the window color will be white.

Bertoletti: Confirmed. Stated that all the window trim would be white with the same design as on the rest of the windows on the house.

Schmiedeke: Asked about the height of the knee wall.

Bertoletti: Stated that it will be about thirty inches at the most.

Schmiedeke: Asked if applicant will be able to see the back yard if sitting on the porch.

Bertoletti: Confirmed.

Motion: Lindsay (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 322 E Cross as submitted in the application dated May 21, 2019 for demolition of the porch on the south elevation and construction of a new one-story screened porch; and replacement of a second story door with a window. The new porch shall match the dimension and material specified in the submitted drawings. Porch trim shall be painted white and the knee walls painted in a complimentary color. The new window shall be a one-over-one unit and may be an Andersen 400 Series Woodwright, A-Series, E-Series; or another all wood and fiberglass or aluminum-clad brand. The remainder of the door opening shall be infilled with stucco and painted to match the main body of the house.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

30-36 N Washington/121 Pearl

**Application for awning replacement was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS—

14 S Washington

Applicant: Deborah White, Ypsilanti Thrift Shop Representative- present

Discussion: White: Stated that HDC approval is being sought to repair a crack on the southeast exterior wall.

Stated that the matter is time sensitive, as a YDDA grant is being applied for.

Slagor: Stated that applicant was asked to appear before the Commission as a study item to discuss their plan to repair the exterior wall crack with the installation of stainless-steel tie-bars and to provide any requested information regarding the YDDA grant.

White: *[Provided a description of how the repair work would be done by the Helifix Company; discussed the proposed contractor and contractor recommendations]*

[Discussion re: the most efficient way to proceed]

Motion: Stevenson (second: Prebys) moved to allow for administrative approval for the brick repair at 14 S Washington with the support of the Commission.

Approval: Unanimous. Motion carried

OLD BUSINESS

**Returned to Old Business after hearing all other business items for those in attendance.*

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair.*

Applicant: Maxwell Ziebarth, owner- not present

Discussion: Slagor: Stated that staff contacted owner, who indicated the following: That owner was planning to work into the evening on the property and would not be in attendance at the meeting; that owner stated that the roof is only partially completed due to the numerous days of rain. Stated that staff also spoke with the mason re: the foundation. Stated that it was indicated that the three foundation walls will need to be "raised to the plate". Stated that it was indicated that concrete block would be installed halfway up and then brick above grade, as was discussed with the Commission. Stated that owner indicated that he worked on bracing the porch because the south porch was unsafe to stand on. Stated that staff reminded owner that his presence is necessary at the June 11 or June 25, 2019 meeting to discuss the porch repair as a study item.

[Discussion ensued re: procedure]

Motion: Prebys (second: Schmiedeke) moved to affirm that the Commission received an administrative update by staff and will learn more information at the June Historic District Commission meetings.

Approval: Unanimous. Motion carried.

NEW BUSINESS

**Returned to New Business after hearing all other business items for those in attendance.*

317 N Washington

**Sign face replacement.*

Applicant: Jennifer Glover, contractor– not present.

Discussion: *[Discussion re: packet reference materials]*

Motion: Prebys (second: Stevenson) moved to issue a notice to proceed for work at 317 N Washington as submitted in the application dated May 14, 2019 for the refacing of a backlit sign with the condition that the blue parts of the sign be opaque so that light may only be emitted through the logo and the lettering.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

30-36 N Washington/121 Pearl

**Awning replacement.*

Applicant: Darryl Daniels, owner- not present

Discussion: Slagor: *[Provided fabric swatches for review]* Stated that applicant proposes to replace existing awning fabric as specified in the application. Stated that applicant is seeking HDC approval as part of a DDA Façade Grant application.

Davis: Asked if it is new fabric.

Slagor: Confirmed.

Davis: Asked if there is signage.

Slagor: Confirmed no.

Davis: Asked if there is lettering.

Slagor: Confirmed no.

Schmiedeke: Asked if it is the same style.

Slagor: Confirmed.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 30-36 N Washington/121 Pearl for the replacement of awnings with Marygrove vinyl awnings as specified in the application dated May 21, 2019.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

ADMINISTRATIVE APPROVALS

36 E Cross

**Air conditioning condenser installation*

119 N Huron

**Window repair and repaint*

Motion: Prebys (second: Stevenson) moved for acceptance of the administrative approvals for 36 E Cross for air conditioning condenser installation; and 119 N Huron for window repair and repaint.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

302 E Cross

Davis: Indicated that staff provided an update earlier in the meeting indicating that work is being done.

Painting of Approved Wooden Fences – 206 N Huron, et al.

Schmiedeke: Discussion re: HDC enforcement of approved wooden fences being stained or painted.

Slagor: Indicated that staff will review and update Commission on findings.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 14, 2019

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of May 14, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 7:49 p.m.

DRAFT



PUBLIC NOTICE City of Ypsilanti

Historic District Commission Meeting Location Change

The Ypsilanti Historic District Commission meeting scheduled for **Tuesday, June 11, 2019** at 7:00 p.m. has been **RELOCATED** to the Ypsilanti Historical Society Archives, 220 N. Huron, Ypsilanti, MI 48197.

Andrew Hellenga
City Clerk

Posted: June 4, 2019

